

Preventing & Dealing With

Frozen Pipes

During freezing spells, property owners can do a few things to help prevent frozen pipes and the breaks that result from them.

1. Keep a trickle of water running from inside faucets to prevent freezing. A small trickle will cost only cents per day in water. This is even more important if your home heating is not working.
2. Keep cabinet doors open underneath sinks to help keep the exposed water lines more evenly heated.
3. Know where your main water shut-off valve is located and make sure it works.
4. If you are traveling for an extended period of time, have someone check on your property at least every two days to make sure the heat did not fail, the power is operating, the sump pump is operating, and that there are no frozen pipes. Provide a HOUSE SITTER FORM to the person checking on your property.
5. Disconnect garden hoses and, if practical, use an indoor valve to shut off and drain water from pipes leading to outside faucets. This reduces the chance of freezing in the short span of pipe just inside the house.



When Pipes Freeze

You can tell a pipe is frozen if you don't get any water from a faucet. If only one faucet in your property is without water, the problem usually is a frozen pipe within the property that serves that faucet. If your property is totally without water, the frozen part could be at the water meter or in the pipe that runs from the water meter to the property.

If pipes do freeze, try to thaw them as soon as possible. If the pipe is broken and leaking, turn off the water, repair the broken pipe as soon as possible and turn the water back on to keep the water flowing through your pipes to prevent additional freezing.

If you know where a pipe is frozen and can reach it, you can try to thaw it yourself. Sometimes running warm water over the frozen spot helps thaw it, or you can wrap the pipe in towels soaked in hot water or wrap electrical heat tape over the frozen section of pipe. **Never use a propane torch or any other open flame in or under your property to thaw pipes due to the fire threat involved. Also avoid using electric appliances such as hairdryers or heat lamps due to the danger of electric shock if they get wet.**

If you cannot locate or thaw the freeze yourself, you should call a plumber.



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